

**Town of LeRay Planning Board Work Session
December 4, 2008**

Call to Order

The December 4, 2008 work session portion of the LeRay Planning Board was called to order by Chairman Fred Tontarski at 6:07 p.m. in the LeRay Conference Room, Evans Mills, N.Y.

Roll Call

Board members present: Chairman - Fred Tontarski, Larry Covell, Jerry Hobbs, Sam Biondolillo, Alan Cameron, David Champagne, Clarke Oatman, Zoning Enforcement Officer - Dean Russell, Community Development Coordinator - Jessica Jenack.

Reading and Approval of Minutes

The minutes from the November 6, 2008, Work Session were received and there were no modifications. A motion to accept the minutes was made by Mr. Biondolillo and seconded by Mr. Hobbs. This motion passed 7-0.

Old Business

Walter Van Tassel. U-Lock It- Preliminary Site Plan Review - to operate a U-Lock It self-storage facility consisting of twelve (12) 5'x10' storage units and twenty (20) Uhaul trucks and trailers, located at the intersection of US Route 11 and Holbrook Road, Tax parcel #65.17-1-18

The Board discussed the items listed below concerning Mr. VanTassel's Preliminary Site Plan that was labeled VTC1 and dated November 26, 2008. Mr. Van Tassel provided an amended submission received on December 3, 2008 after the 10 day deadline. The Planning Board members did not review the amended plan prior to the meeting. Mr. Dimmick's comments were for the plan labeled VTC1 dated November 26, 2008 not the amended plan submitted on December 3, 2008. There were common issues to be corrected on both site plans.

Mr. Dimmick's comments on Site Plan Sheet No. VTC1 dated November 26, 2008:

1. The author and publication of the published text on tree planting and installation needs to be cited on the plan.

2. The fence detail needed to be clarified when referring to “dog ears”. The Chairman said Mr. Van Tassel explained that this is also known as a v joint.
3. The lighting and illumination layout should be rotated the same as the other drawings.
4. The lighting intensity drawing does not provide a minimum one foot candle lighting intensity at the entrance to each of the proposed self storage units. Chairman Tontarski suggested that upon completion of the project a quorum of the Board members check the lighting to see if it was adequate.
5. The Site Plan calls for a National Grid light pole; applicant shows a light pole luminaire detail. The manufacturer and lighting foot print should be submitted for review by the Board.
6. The entrance from Holbrook should be detailed in accordance with previous recommendations to use the New York State Dept. of Transportation entrance guidelines for commercial drives.
7. The fire lane lacks dimensions.
8. The drawing did not provide adequate detail showing that the AASHTO design vehicle could be maneuvered through the fire lane without conflict with adjoining parking spaces.
9. The size of the proposed parking spaces was not included.
10. The rental truck and trailer parking in the southeastern edge of the parcel does not provide the side lot set back.
11. The edge radius of the turn around was not dimensioned.
12. A construction schedule needs to be submitted.

Upon review, the Board also noted on the Site Plan itself, that the fence height needed to be changed from 8 foot to 6 foot. The turning radius had been corrected and Mr. VanTassel would use the “Dog Leg” section to park the units on. The distance represented by the cross hatching on the plan needed to be labeled.

Mr. Dimmick’s comments on C-2 Grading and Utility Plan dated November 26, 2008.

1. The building limits are not shown.
2. The proposed finished floor elevation was not shown on the drawing.
3. The grading plan does not contemplate grading and gravel surfacing for parking in the southeast portion of the parcel.
4. No delineation of the limits of asphalt pavement was shown.

5. The sanitary sewer easement as it currently exists for the sanitary across the western portion of the parcel is not shown on the plan.
6. The Grading Utility Plan shows two (2) light poles and luminaries, lighting intensity drawing on the site plan proposes only one.
7. It is our understanding that the drainage to the north across Holbrook Road has been exposed and defined; however, these drawings have not been updated to show the discharge of that drainage system.

Chairman Tontarski said that he attended a Public Hearing on the proposed Northern Tier Expressway. The proposal consists of a section of Route 11 from Watertown to Rouses Point. The proposal may include bypassing some villages, making some passing lanes - ex. Richville and at some points the possibility of four lanes of highway.

Mrs. Jenack informed the Board that a letter was sent to her for a proposed Retail Shop on NYS Route 342 next to the Ugly Stick. The proposed small retail shop would consist of lingerie, and other adult novelties. The Zoning Law states that only 10% of the space can consist of adult items.

Adjournment

The meeting adjourned at 6:55p.m.